

CHAPTER 21 - TITLE REPORTS

Code References:

Subdivision Map Act Sections: 66465

Los Angeles County Code - Title 21 Sections 21.44.020, 21.28.020 & 21.28.030

The following policies, practices and procedures apply to the submittal of all preliminary title reports and final guarantees provided for subdivision maps processed by Land Development Division in the unincorporated area of Los Angeles County and all contract cities.

21.1 Preliminary Subdivision Reports

A preliminary subdivision report is required on all parcel map and tract map submittals. The preliminary subdivision report must be prepared by a title insurance company licensed by the state to do this work. This report contains all record owner title interest information including all encumbrances and easement holders. The preliminary subdivision report is the working document during the subdivision plan check process and is the precursor to the issuance of the final subdivision guarantee. A final subdivision guarantee is required on all tracts and parcel maps containing owner's statements and dedications. Not all parcel maps require a final subdivision guarantee as stated in 21.4.2 and 21.4.3 below.

21.2 Contents of Preliminary Subdivision Reports and Final Guarantees

A preliminary subdivision report contains a legal description or an abstract of the legal description of the subject property. The report lists the names of the titleholders and how title is held, any encumbrances such as mortgages, liens, deeds of trusts, any recorded judgments and easements. Initially a preliminary subdivision report is issued and used during the map checking process. A final guarantee is issued just prior to the recordation of the final map or parcel map. A verbal dated-down is confirmed between the County and the title office on the morning of the day of recordation to ensure no changes have occurred since issuance of the final guarantee.

A final guarantee's accuracy is insured by title insurance which requires the insurance company to either correct any error or pay damages resulting from a "cloud of title", encumbrance or title flaw in the final guarantee.

21.3 Tract Maps

All tract maps require a final subdivision guarantee regardless of dedications.

21.4 Parcel Maps

There are 3 types of parcel maps:

- Parcel maps with owners statements and dedications
- Subdivider parcel maps.
- Record owner parcel maps

21.4.1 Parcel Maps with Owners Statements and Dedications

Parcel maps with owner's statements and dedication require a final subdivision guarantee due.

21.4.2 Parcel Maps – Subdivider's Map

A subdivider's parcel map does not require a final subdivision guarantee.

21.4.3 Parcel Maps – Record Owner's Map

A record owner's parcel map does not require a final subdivision guarantee.



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CHICAGO TITLE INSURANCE COMPANY

700 SO. FLOWER ST. SUITE 800, LOS ANGELES, CA. 90017 (213) 488-4300

**Updated
Preliminary Subdivision Report**

Order No: 91150636A - X15

Dated: August 20, 2007 at 7:30 AM

Tract/P.M. No: TR. 52833-11

*For the benefit of the Subdivider, the Subdivider's Engineer
or Surveyor, the County of Los Angeles and any city
within which the subdivision is located.*

A preliminary examination of those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land covered by the tentative subdivision map of

Tract/P.M. No: TR. 52833-11 Prepared By SIKAND ENGINEERING

and received by Chicago Title Insurance Company on JULY 29, 2006
discloses that the parties whose signatures are or may be required, under the provisions of the Subdivision Map Act. It is facilitating compliance with requirements necessary for the issuance of a Subdivision Guarantee. It is understood that our liability is solely that expressed in such Guarantee, and that no liability separate from or other than our liability under this order the amount paid for this report shall be the maximum liability of the company.

M'Liss Jones Kane
Secretary

Patrick F. Stone
President

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Title Officer GARY OSTBY

Order No: 91150636A - X15
Dated: August 20, 2007 at 7:30 AM
Tract/P.M. No: TR. 52833-11

SCHEDULE A

The map hereinbefore referred to is a subdivision of:

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 21525, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 246 PAGE 41 TO 49 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The parties hereinbefore referred to are:

1. PARDEE HOMES, A CALIFORNIA CORPORATION, OWNER.
- B* 2. THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER(S) BY DEED(S) RECORDED JULY 11, 1947 AS INSTRUMENT NO. 2691 IN BOOK 24774 PAGE 235, OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- E* NOTE: SAID EASEMENT IS INDETERMINATE IN NATURE.
- H* 3. COUNTY OF LOS ANGELES, A PUBLIC BODY CORPORATE AND POLITIC, EASEMENT HOLDER BY A DEDICATION ON THE MAP OF TRACT NO. 52833-07 RECORDED IN BOOK 1315, PAGES 42 TO 55 INCLUSIVE, OF MAPS.
- J* 4. THE SIGNATURE OF CATAIC LAKE WATER AGENCY, A PUBLIC AGENCY, EASEMENT HOLDER(S) BY DEED(S) RECORDED OCTOBER 24, 2006 AS INSTRUMENT NO. 06-2369045, OFFICIAL RECORDS MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436 (a)3A(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.
- D* NOTE: A REQUIREMENT THAT A COPY OF A FINAL MAP BE SUBMITTED TO CHICAGO TITLE AND TO THE COUNTY/CITY ENGINEER FOR OUR FINAL MAP CHECK BEFORE WE CAN ISSUE A FINAL SUBDIVISION GUARANTEE.

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THIS REPORT SUPERSEDES ALL PREVIOUS REPORTS

SCHEDULE A

The map hereinbefore referred to is a subdivision of:

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 21525, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 246 PAGE 41 TO 49 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The parties hereinbefore referred to are:

1. PARDEE HOMES, A CALIFORNIA CORPORATION, OWNER.
2. The signature of Southern California Edison Company, a Corporation,, easement holder(s) by deed(s) recorded July 11, 1947 as Instrument No. 2691 in Book 24774 Page 235, Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

Note: Said Easement is indeterminate in nature.

3. County of Los Angeles, a public body corporate and politic, easement holder by a dedication on the map of Tract No. 52833-07 recorded in book 1315, page 42 to 55 inclusive, of Maps.
2. The signature of Cataic Lake Water Agency, a public agency, easement holder(s) by deed(s) recorded October 24, 2006 as Instrument No. 06-2369045, Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

END OF SCHEDULE A

BEING A SUBDIVISION OF:

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 21525, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 246 PAGE 41 TO 49 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Containing 115 Lots Numbered
1 to 115 inclusive